

COPY AND PASTE THIS LETTER ON YOUR ORGANIZATION'S LETTERHEAD

Date

The Honorable _____
United State (Senate or House of Representatives)
Address
City, State, Zip

Dear (Senator or Representative) Name:

(OPTIONAL) Insert personalized introductory paragraph.

MAHC supports Congress' efforts to consider deficit reduction measures including potential major reforms to the tax code. We urge Congress to preserve programs that provide jobs and support low-income workers, families, and seniors including the Low Income Housing Tax Credit (LIHTC). The LIHTC Program is the only production program for affordable housing in the country, utilizing a public/private partnership to maximize resources and provide quality housing. At minimal cost to the government, the LIHTC has created over two million units of affordable housing, and in the process tens of thousands of jobs, since its inception in 1986. There is no market for private sector investment in affordable housing without the tax incentive, so to cut or eliminate the LIHTC would end any production of this housing as well as the jobs that are inherent in the program.

There is no market for private sector investment in affordable housing without the tax incentive, so to cut or eliminate the LIHTC would end any production of this housing as well as the jobs that are inherent in the program. Our organization, (insert name), relies heavily on this program to provide quality housing and resident services to our State's most vulnerable residents.

Other important aspects of the LIHTC Program include:

- The success of the LIHTC Program is not only measured by housing production, but by measuring the rate of foreclosures against these properties, which is less than 0.1%. This is a truly remarkable statistic.
- The Maryland Department of Housing and Community Development reported that from 2010 through 2015 the net shortage of affordable and available rental units in the state exceeds 130,000 units.
- The LIHTC Program serves households earning 30% to 60% of the Area Median Income (AMI) and residents pay no more than 30% of their income in rent. Communities must remain affordable for a minimum of 15 year, but many remain affordable for up to 40 years.
- The current Fair Market Rent for a two-bedroom apartment in the State of Maryland is \$1,106. That means the average wage for a renter must be \$14.80, and in order to afford the

two-bedroom apartment at this wage a renter must work 57 hours per week, 52 weeks per year. This is not affordable or achievable for thousands of people in our State.

- According to a 2010 Report issued by the Maryland Department of Housing and Community Development, in FY 2010 DHCD's multifamily programs, the largest component of which is the LIHTC, generated \$695.5 million in direct investment in communities throughout Maryland. The total economic impact of multifamily programs, which is the sum of direct and secondary impact, amounted to \$1,022.5 million in expenditures, 11,078 jobs, about \$369.7 million in wages and salaries, and \$25.8 million in State and local tax revenues. Every \$1 million of DHCD State funds allocated to multifamily projects generated a total of 472 full-time equivalent jobs throughout Maryland.

(Please highlight in this section a project that your company has done, either through a general description or by providing the statistics below. Otherwise, omit.)

(Property name) demonstrates the value of the federal housing tax credit program including the:

- Delivery of quality affordable housing for families in (Community name) who currently are rent burdened or have limited or no affordable rental housing options;
- Generation of approximately (\$_____) in fees to local government in the first year alone; and
- Creation of approximately (calculation is based on 150 jobs per 100 units) temporary and (30 jobs per 100 units) permanent jobs.

We appreciate your continued support of the LIHTC Program and are confident that you realize that the benefits and effectiveness of this program far outweigh the minimal cost. It is imperative that this program remain intact during the imminent tax reform debate.

Sincerely yours,

(Your Name)
(Title)
(Organization)